

RETAIL

**POWER
PROPERTY**

**14 Briarhill Business Park
Ballybrit
Galway**

TO LET



BER C3

Well located ground floor retail unit extending to 113 sq. m. (1,216 sq. ft.).

Located within an established retail park on the edge of Galway City.

Excellent profile onto the N6 (Bothar na dTreabh).

Highly accessible location within close proximity to Galway City, the M6, N17 and N18 national primary routes.

Neighbouring occupiers include SNAP Printing, Pet World, Tubs & Tiles, Acorn Life, DID Electrical and Curley Furniture.

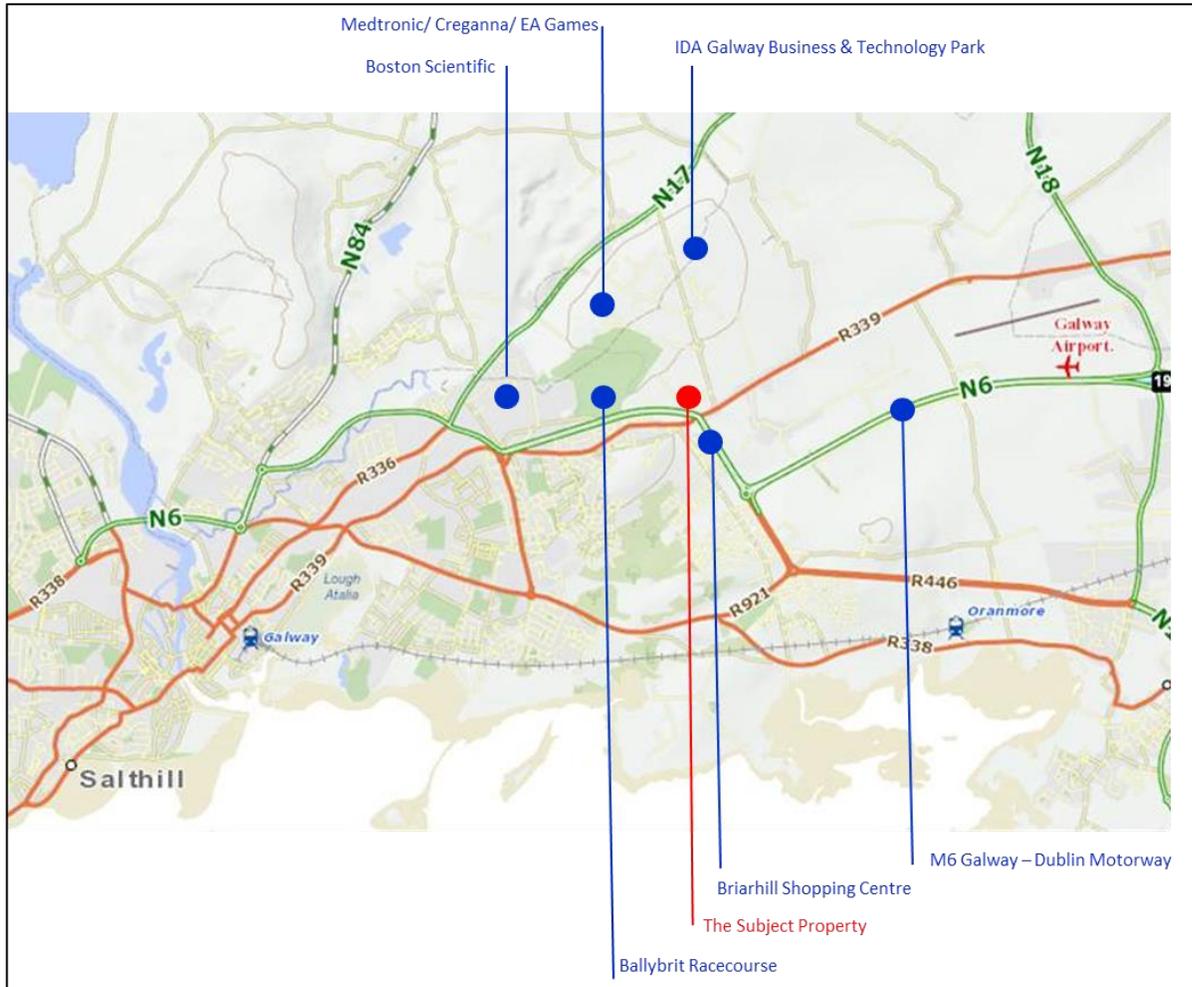
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www.ppg.ie

LOCATION

Briarhill is located approximately 3.5 km east of Galway City Centre and is in a highly accessible location to the main arterial routes, to and from Galway City including the M6 Motorway, N17 and N18. Briarhill Shopping Centre is located in close proximity to Briarhill Business Park which is anchored by Dunnes Stores. Neighbouring occupiers in Briarhill Business Park include DID Electrical, Curley Furniture, Furniture Connections, Cash & Carry Kitchens, Tubs & Tiles, Acorn Life and Pat Mc Donnell Paints.

Briarhill Business Park is located in a large residential catchment area and in close proximity to the IDA Galway Business and Technology Park known as Parkmore. Parkmore is home to multinationals such as Medtronic, EA Games, Merit Medical, Creganna and Boston Scientific.



DESCRIPTION:

The subject property is a modern, ground floor mid terraced retail unit in a mixed-use business park. Internally the property is fully fitted out to a high specification which includes tiled flooring, painted and plastered walls and ceilings, recessed lighting and a heating, ventilation, and air conditioning (HVAC) unit. The unit is laid out as an open plan area to most part but also incorporates a back office and storage area. The property benefits from a large glazed shop front with pedestrian access door to front.

Ample car parking is provided to the front and rear of the building.

ACCOMMODATION:

The approximate gross internal floor areas are as follows:

Description:	Use	Area (sq. metres)	Area (sq. feet)
Ground Floor	Retail	113	1,216

BER RATING

Available on application.

RATEABLE VALUATION

€3,573 per annum (2016)

QUOTING RENT

€11,000 per annum

SERVICE CHARGES

Details available on application

VIEWING

Strictly by appointment with the sole agents
Power Property

CONTACT

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Figure 1 Fit Out Internally

Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm.

Power Property and the Vendor/Lessor give notice that:

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- Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.

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